



RESIDENTIAL BOARD OF ADJUSTMENT

AGENDA

Wednesday, March 18, 2015

1:30 PM

1000 Throckmorton

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit:

<http://fortworthtexas.gov/planninganddevelopment/boards>

BOARD MEMBERS:

Paul Johnston	_____
Ronald R. Shearer	_____
Moiri Brown	_____
Joey Dixson	_____
De De Smith	_____
Vacant	_____
Wade Chappell, Vice Chair	_____
Steve Epstein	_____
Darien George, Chair	_____

I. 12:30 P.M LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of February 18, 2015 Hearing _____



B. Translation Cases

1. BAR-15-027

Adalberto Lopez

3513 Avenue J

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a second carport on a lot less than ½ acre with an existing garage and porte cochere, where only 1 carport or porte cochere is allowed.
- b. Request a **VARIANCE** in an "A-5" One Family District on the western side yard to permit the continued use of:
 - i. a carport that encroaches 3 feet into the 5-foot side yard setback and,
 - ii. a porte cochere that encroaches approximately 5 feet into the 5-foot side yard setback, creating a 0-foot side yard setback.

2. BAR-15-028

Mario Ruiz by Jose Ruiz Jr.

613 McCurdy Street

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of:
 - i. a porch that encroaches approximately 4 feet into the 5-foot side yard setback, and
 - ii. an accessory structure that encroaches 4 feet into the 5-foot side yard setback, creating a 1-foot side yard setback.
- b. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot front yard open design fence.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence 6 feet 6 inches in height, excessive by 1 foot 6 inches.
- d. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of driveway paving covering 71% of the front yard, where 50% coverage is allowed, excessive by 21%.

3. BAR-15-029

Gloria & Luis Parga

2835 Avenue H

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence to be extended to 6 feet in height, excessive by 1 foot.
- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of 2 carports on a lot less than ½ acre with an existing garage, where only 1 carport or porte cochere is allowed.
- d. Request a **VARIANCE** in an "A-5" One-Family District on the east side yard to permit the continued use of a carport that encroaches 5 feet into a 5-foot side yard setback, creating a 0 foot side yard setback.

4. BAR-15-031

Jose Herrera

521 Mc Curdy Street

- a. Request a **SPECIAL EXCEPTION** under the "A-5" One-Family District to permit the construction of a carport in a front yard where none is allowed.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a 2 carports on a lot less than ½ acre, where only 1 carport or porte cochere is allowed.
- c. Request a **VARIANCE** in an "A-5" One-Family District on the east side yard permit the continued use of carports that encroach 5 feet into a 5-foot side yard setback, creating a 0 foot side yard setback.
- d. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of driveway paving covering 64% of the front yard, where 50% coverage is allowed, excessive by 14%.



5. BAR-15-032

Joel Pacheco
3308 Hale Avenue

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence 5 feet 6 inches in height, excessive by 6 inches.
- c. Request a **VARIANCE** under the "A-5" One-Family District regulations to permit the construction of a new residence that would encroach 2 feet into the 27-foot established front yard setback, deficient by 2 feet.

6. BAR-15-033

Joes Rodriguez
2606 NW 25th Street

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued use of a carport that encroaches 5 feet into a 5-foot side yard setback, creating a 0 foot side yard setback.

7. BAR-15-035

Dioselina Trevino
3629 Avenue G

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a one porte cochere and two carports on a lot less than ½ acre with an existing porte cochere, where only one carport or porte cochere is allowed.
- b. Request a **VARIANCE** in an "A-5" One-Family District on the west side yard to permit the continued use of:
 - i. an accessory storage structure that encroaches 5 foot 10 inches into a 9-foot side yard setback, and
 - ii. a carport that encroaches 2 feet 6 inches into a 5-foot side yard setback creating a 2-foot 6 inch side yard setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory storage structure that encroaches 5 feet 5 inches into a 9-foot rear yard setback, creating a 3-foot 7-inch rear yard setback
- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory structure of 14 feet in height, excessive by 2 feet.
- e. Request a **VARIANCE** in an "A-5" One-Family District on the east side yard to permit the continued use of a carport that encroaches 5 feet into a 5-foot side yard setback, creating a 0 foot side yard setback.

8. BAR-15-036

Milton & Maria Jernigan
3717 Avenue K

- a. Request a **VARIANCE** in an "A-5" One-Family permit the continued use of a garage that encroaches 1 inch into a 3-foot rear yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District on the south side yard permit the continued use:
 - i. of a garage that encroaches 1 foot 6 inches into a 3-foot side yard setback, and
 - ii. of a carport that encroaches 5 feet into a 5-foot side yard setback creating a 0-foot side yard setback.



9. BAR-15-037

Humberto and Margarita Ramirez by Jannete Ramirez
3709 Avenue M

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence 5 feet 3 inches in height, excessive by 3 inches.

10. BAR-15-040

Bonifacio Rodriguez
704 Mc Curdy Street

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of habitable space encroaches approximately 2 feet into the north 5-foot side yard setback, creating a 3-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District on the west rear yard to permit the continued use of:
 - i. a chicken coop that encroaches 2 feet into the 5-foot rear yard setback and,
 - ii. habitable space to encroach approximately 2.25 feet into the 5-foot side yard setback creating 2.75 rear yard setback.
- c. Request a **VARIANCE** in an "A-5" One-Family District on the south side yard to permit the continued use of:
 - i. a storage shed that encroaches 4 feet in to a 5-foot side yard setback, and
 - ii. a carport that encroaches 5 feet into a 5-foot side yard setback creating a 0-foot side yard setback.

11. BAR-15-042

Nancy Blanco by Christopher Duran
3724 Avenue M

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of
 - i. a garage that encroaches 4 feet 6 inches into a 5-foot side yard setback, creating a 6-inch side yard setback, and
 - ii. habitable space that encroaches 3 feet into a 5-foot side yard setback, creating a 2-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of habitable space that encroaches 2 feet into a 5-foot rear yard setback, creating a 3-foot rear yard setback

C. Continued Cases

12. BAR-15-023

Robin Greene by Pool Quest, LLC
9116 Saranac Trail

- a. Request a **VARIANCE** in an "R-1" Zero Lot Line/Cluster District to permit the construction of a pergola accessory structure that encroaches 8 feet into a 9-foot side yard setback for an accessory structure 12 feet in height, creating a 1-foot side yard setback.



D. New Cases

13. BAR-15-030

Mark Richardson
1924 Stonehill Drive

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an accessory storage structure that encroaches 3 feet into a 5-foot side yard setback, creating a 2-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of accessory structure of 224 square feet, where 200 square feet is allowed, excessive by 24 square feet.

14. BAR-15-034

Armando Olvera
5824 Whittlesey Road

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of 5-foot front yard open design fence.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a front yard open design fence 6 feet in height, excessive by 1 foot.

15. BAR-15-038

Robert Opitz by Will Bannister
4705 Fieldcrest Drive

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage on a single residential lot of less than ½ acre, where one garage is allowed.

16. BAR-15-039

Phillip & Jackye Murray by B & G Welding, Inc. – Robert Hoop
8120 Woodvale Road

- a. Request a **VARIANCE** in an "A-5" One-Family to construct a boat slip that encroaches 5 feet into the west 5-foot side setback of the water use and access easement, creating a 0-foot side setback.
- b. Request a **VARIANCE** in an "A-5" One-Family to construct a boat slip that encroaches 4 feet 2 inches into the east 5-foot side setback of the water use and access easement, creating a 10 inch side setback.

17. BAR-15-041

Nancy Mc Cauley
2124 Weatherbee Street

- a. Request a **VARIANCE** in a "B/HC" Two-Family/Historic and Cultural District to permit the construction of a carport to encroach 5 feet into the 5-foot side yard setback, creating 0-foot side yard setback.

18. BAR-15-043

Caron Boswell by Dean Throne
6001 Reef Point Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage on a single residential lot less than ½ acre, where one garage is allowed.

19. BAR-15-044

Chase & Angie Herdman
2438 Wabash Avenue

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a swimming pool that would encroach 4 feet 2 inches into a 10-foot side yard setback, creating a 5-foot 10-inch side yard setback.



20. BAR-15-045

Whitney Barnard Pent

3924 Modlin Avenue

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of an addition that would encroach 2 feet 8 inches into a 5-foot side yard setback, creating a 2-foot 4-inch side yard setback.

21. BAR-15-047

Estate of Mary Sadifur by Alan Pursley

3709 Carolyn Road

- a. Request a **VARIANCE** in an "A-5" One Family District to permit:
 - i. the conversion of habitable space to a porte cochere that encroaches 5 into a 5-foot side yard setback, creating a 0-foot side yard setback, and
 - ii. the continued use of storage buildings that encroach 5 into a 5-foot side yard setback, creating a 0-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of accessory structures with 313 square feet, where 200 square feet is allowed, excessive by 113 square feet

22. BAR-15-048

Truoc Tra by Tuyetanh Nguyen

2304 Priscella Drive

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an accessory structure that encroaches 6 feet into a 9-foot side yard setback for an accessory structure 12 feet in height, creating a 3-foot side yard setback.
- b. Request a **VARIANCE** in an "A-5" One District to permit the continued use of an accessory structure that encroaches 6 feet into a 9-foot rear yard setback for an accessory structure 12 feet in height, creating a 3-foot rear yard setback.

III. ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA DURANTE LA REUNION PUBLICA:

El Edificio Municipal de la Ciudad de Fort Worth, City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan servicios de intérpretes o lectores/impresiones con letra grande que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad, llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunion para que se hagan los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, March 11, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas